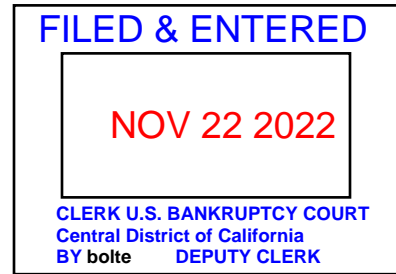


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The Huntington Beach Gables Homeowners Association



**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION**

In re:

JAMIE LYNN GALLIAN,

Debtor.

Case No. 8:21-bk-11710-SC

Chapter 7 Proceeding

**ORDER DENYING DEBTOR'S  
AMENDED MOTION TO AVOID LIEN  
WITHOUT PREJUDICE**

**[DOCKET NO. 244]**

Hearing

Date: November 15, 2022  
Time: 11:00 a.m.  
Place: Courtroom 5C  
U.S. Bankruptcy Court  
411 W. Fourth Street  
Santa Ana, CA 92501

The Debtor's Amended Motion to Avoid Lien Under 11 U.S.C. § 522(f) [Docket No. 244] ("Motion") came on for regular hearing on November 15, 2022 before the U.S. Bankruptcy Court for the Central District of California, Santa Ana Division, the Honorable Scott C. Clarkson presiding. Movant Jamie Lynn Gallian appeared in pro per. Brandon J. Iskander of Goe Forsythe & Hodges LLP appeared on behalf of respondent the Huntington Beach Gables Homeowners Association.

The Court having reviewed the Motion, the Huntington Beach Gables Homeowners Association's Preliminary Opposition to the Motion [Docket No. 255], the Opposition to the Motion


[Docket No. 260], the Evidentiary Objections to the Motion [Docket No. 261], the Request for Judicial Notice in support of the Opposition to the Motion [Docket No. 262], and all other papers filed by Debtor in support of the Motion [Docket Nos. 245, 246, 247, 252, 253, 254, 257, 258, 263 & 264], based on the findings of fact and conclusions of law made by the Court on the record at the hearing, and based on the Court's tentative ruling which the Court adopted as its final ruling,

**IT IS ORDERED,**

1. The Motion is denied without prejudice; and
2. If Debtor's motion for reconsideration [Docket No. 157] is granted, Debtor may renew the Motion.

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Date: November 22, 2022

  
Scott C. Clarkson  
United States Bankruptcy Judge